

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Thursday, November 8, 2018

CASE NUMBER: C15-2018-0043

<input checked="" type="checkbox"/>	Brooke Bailey
<input checked="" type="checkbox"/>	William Burkhardt
<input type="checkbox"/>	Christopher Covo (out)
<input checked="" type="checkbox"/>	Eric Golf
<input type="checkbox"/>	Melissa Hawthorne (out)
<input type="checkbox"/>	Bryan King
<input type="checkbox"/>	Don Leighton-Burwell
<input checked="" type="checkbox"/>	Rahm McDaniel
<input type="checkbox"/>	Martha Gonzalez (Alternate)
<input checked="" type="checkbox"/>	Veronica Rivera
<input type="checkbox"/>	James Valdez
<input checked="" type="checkbox"/>	Michael Von Ohlen
<input checked="" type="checkbox"/>	Kelly Blume (Alternate)
<input type="checkbox"/>	Ada Corral (Alternate)

OWNER/APPLICANT: Alecia Browner

ADDRESS: 3906 MANCHACA RD

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum side yard setback from 5 feet (required) to 2.1 feet (requested) along the south property line in order to maintain a recently erected fabric and steel cantilevered shade structure for the parking area of an office building in a "LO-MU", Limited Office – Mixed Use zoning district.

BOARD'S DECISION: October 8, 2018 POSTPONED TO November 8, 2018 (6:00PM) BY STAFF (RE NOTICE NEEDED);

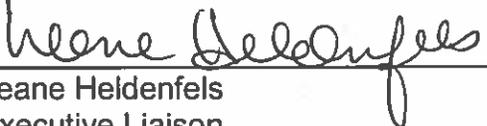
RENOTICE: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum side yard setback from 5 feet (required) to 2.1 feet (requested) along the south property line, and Section 25-2-1062 (C) (Height Limitations and Setbacks for Small Sites) to decrease the minimum side and rear setback from an SF-5 or more restrictive property from 22.0 feet (required) to 5 feet (requested) in order to maintain a recently erected fabric and steel cantilevered shade structure for the parking area of an office building in a "LO-MU", Limited Office – Mixed Use zoning district.

BOARD'S DECISION: Nov 8, 2018 The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to December 10, 2018, Board Member Brooke

Bailey second on a 7-3 vote (Board members Bryan King, Don Leighton-Burwell, James Valadez nay); POSTPONED TO DECEMBER 10, 2018.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



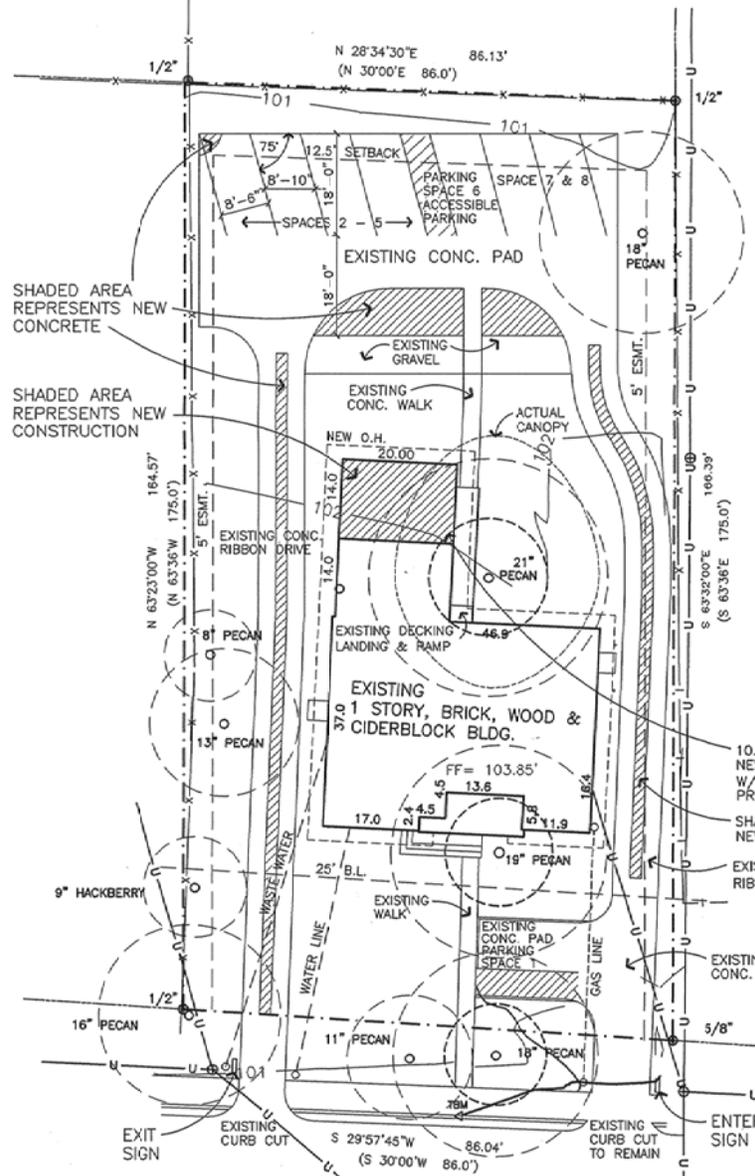
William Burkhardt
Chairman

Folder Number	Ref. #	In Date	Issued	Status	Folder Name	Folder Description	Issue User	Expiry Date	Final Date
1952 D1588 WTS 00 W	D1588	Jun 03, 1952	Jun 03, 1952	Expired	PIER Migration Water Tap - 3906			Jun 03, 1954	
1958 29753A STS 00 W	29753A	Jul 25, 1958	Jul 25, 1958	Expired	PIER Migration Sewer Tap - 3906			Jul 24, 1960	
1985 003114 00 00 PP	8522032	Sep 17, 1985	Sep 17, 1985	Final	3906 Manchaca Road A 00000	Pulled Meter Residential	PIER_ADP	Oct 03, 1985	Oct 03, 1985
1985 003490 00 00 EP	8522401	Sep 18, 1985	Sep 18, 1985	Final	3906 Manchaca Road A 00000	A/C Furnace Changeout Residential	PIER_ADP	Apr 01, 1986	Oct 03, 1985
1985 003490 00 00 MP	8522401	Sep 18, 1985	Sep 18, 1985	Final	3906 Manchaca Road A 00000	A/C Furnace Changeout Residential	PIER_ADP	Apr 01, 1986	Oct 03, 1985
1985 022032 00 00 MP	8514508	Jun 20, 1985	Jun 20, 1985	Final	3906 Manchaca Road A 00000	Service Change	PIER_ADP	Aug 29, 2007	Jul 01, 1985
1985 022032 00 00 EP	8514508	Jun 20, 1985	Jun 20, 1985	Final	3906 Manchaca Road A 00000	Service Change	PIER_ADP	Jul 01, 1985	Jul 01, 1985
1984 024782 00 00 BP	8620556	Oct 09, 1986	Oct 09, 1986	Expired	3906 Manchaca Road A 00000	Roofing Residence	PIER_ADP	Apr 07, 1987	Apr 07, 1987
987 04865 00 00 PP	8708277	May 14, 1987	May 14, 1987	Final	3906 Manchaca Road A 00000	Replace Sewer Line Residential	PIER_ADP	Apr 21, 1988	Apr 21, 1988
2000 028206 311 0 EX	001010311	Oct 10, 2000	Oct 10, 2000	Final	SUEP Permit #001010311	8230-SOUTH-WASTEWATER AFFECTED@3906 MANCHACA RD6148-7S41 CREW-SR#80516DEBI 912-6-109			
2000 158332 00 01 P	BPP-00064744	May 19, 2000		Active	3906 MANCHACA RD	Permit Number: 00064744.			
2012 089161 000 00 TP		Sep 04, 2012	May 17, 2013	Closed	3906 MANCHACA RD		Douglas Dear		
2012 096611 RA 00 PR	2012-096611	Sep 24, 2012	Oct 19, 2012	Approved	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	BATCBERK	Mar 23, 2013	Oct 19, 2012
2012 106473 000 00 MP	2012-106473	Oct 19, 2012	Feb 28, 2013	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Gabriel	May 17, 2013	May 17, 2013
2012 106473 000 00 EP	2012-106473	Oct 19, 2012	Nov 06, 2012	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Gabriel	May 16, 2013	May 16, 2013
2012 106473 000 00 BP	2012-106473	Oct 19, 2012	Oct 22, 2012	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Angelica Yanez	May 17, 2013	May 17, 2013
2012 106473 000 00 PP	2012-106473	Oct 19, 2012	Dec 14, 2012	Final	3906 MANCHACA RD	Partially-demolish sections of the existing structure (old garage and a portion of the exterior wall where the ground-floor	Diana Cortinas	May 15, 2013	May 15, 2013
2012 112213 000 00 EP	2012-112213	Nov 06, 2012	Nov 06, 2012	Final	3906 MANCHACA RD	Temp meter loop for pmt # 2012-106473.	Gabriel	Nov 07, 2012	Nov 07, 2012
2013 002593 000 00 DS	2013-002593	Jan 10, 2013	Jan 10, 2013	Final	3906 MANCHACA RD	Construct new 2nd driveway approach to create circular drive.**nmt	MAYBRRYN	Apr 12, 2013	Apr 12, 2013
2013 035999 000 00 CC		Apr 10, 2013		Closed	3906 MANCHACA RD	WWW/OP- building an office in a residential	Irene Montez		Apr 22, 2013
2013 058348 14 00 ZC	C14-2013-	Jun 05, 2013		Closed	3906 Manchaca Road	The applicant is proposing to rezone property from SF-3 to LO.		May 31, 2014	
2013 059107 000 00 EX	2013-059107	Jun 07, 2013	Jun 12, 2013	Expired	AEU - Manchaca Rd 3906 pole	*** Original work dates Jun 07, 2013 - Jul 07, 2013 Extended on Jul 10, 2013***wr 110439 AE replacing rotten pole	Markus Roby	Aug 10, 2013	
2014 067905 000 00 DA	DA-2014-0580	Jun 27, 2014	Jul 22, 2014	Closed	RTAB - 3906	APPROVED Exemption	Andria Burt		
2014 079053 T 00 PR	2014-079053	Jul 28, 2014	Jan 05, 2015	Approved	3906 MANCHACA RD	Change of Use and Addition from Residence to Admn/Bus/Prof Office.	Nicolette Lange	Jul 23, 2015	Jan 05, 2015
2014 114627 000 00 DA	DA-2014-0952	Oct 23, 2014	Nov 05, 2014	Agreed	RTAB-3906	APPROVED EXEMPTION	Andria Burt		Nov 05, 2014
2015 000508 000 00 PP		Jan 05, 2015		VOID	3906 MANCHACA RD	Change of Use and Addition from Residence to Admn/Bus/Prof Office.		Sep 30, 2015	
2015 000508 000 00 BP	2015-000508	Jan 05, 2015	Jan 05, 2015	Final	3906 MANCHACA RD	Change of Use and Addition from Residence to Admn/Bus/Prof Office. ** No Plumbing Work is Included***	Jessica Davis	Jul 23, 2015	Jul 23, 2015
2015 000508 000 00 MP	2015-000508	Jan 05, 2015	Jun 29, 2015	Final	3906 MANCHACA RD	Change of Use and Addition from Residence to Admn/Bus/Prof Office.	DEMERSM	Jul 14, 2015	Jul 14, 2015
2015 000508 000 00 EP	2015-000508	Jan 05, 2015	Mar 18, 2015	Final	3906 MANCHACA RD	Change of Use and Addition from Residence to Admn/Bus/Prof Office.	Diana Cortinas	Jul 21, 2015	Jul 21, 2015
2018 000042 C15 00 BA	C15-2018-	Sep 11, 2018		Awaiting Hearing	3906 MANCHACA ROAD	Maintain a recently constructed fabric and steel cantilevered awning/carport to protect and shade employee cars.			
2018 026370 000 00 EX	2018-026370	Feb 28, 2018	Mar 01, 2018	Expired	AWU - MANCHACA RD 3906 -	SR- 731943 - 3906 MANCHACA RD - CROSS STREET- VALLEY VIEW - EMERGENCY WATER SERVICE REPAIR	Laura	Mar 28, 2018	
2018 048013 000 00 CC		Mar 04, 2018		Active	3906 MANCHACA ROAD	Commercial building, no 8 privacy fence, whole back of lot is now covered with concrete, adjacent property cant drain	AMANDA EAI		
2018 049361 000 00 CV		Mar 06, 2018		Active	3906 MANCHACA ROAD	Commercial building, no 8 privacy fence, whole back of lot is now covered with concrete, adjacent property cant drain			

DATE:
[Signature]

REVIEWED
 By Eben Kellogg at 1:52 pm, Sep 28, 2018

LEGAL DESCRIPTION: 0.329 OF AN ACRE, MORE OR LESS, OF LAND AREA IN THE C.H. RIDDLE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED IN A DEED DATED MAY 30, 2009 FROM JEANETTE M. SHELBY, ET ALIUS, TO JB SHELBY HOLDINGS, LLC. AS RECORDED IN DOCUMENT NO. 2009096864, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



PARKING TABLE -- OFFICE USE

2283 SQ. FT. OFFICE
1 SPACE/275 SQ. FT.
REQUIRED SPACES = 8
PROVIDED SPACES = 8

IMPERVIOUS COVERAGE CALCULATIONS

TOTAL LOT	= 14,216 SQ. FT.
EXISTING BUILDING	= 2,003 SQ. FT.
EXISTING PARKING PAD	= 2,172 SQ. FT.
EXISTING DRIVEWAYS	= 1,872 SQ. FT.
EXISTING DECKING/RAMP & LNDG. X.5	= 57 SQ. FT.
EXISTING WALKS & A/C PADS	= 222 SQ. FT.
TOTAL EXISTING IMP.	= 6,326 SQ. FT.
PROPOSED ADDITIONAL BUILDING	= 280 SQ. FT.
PROPOSED ADDITIONAL CONCRETE DRIVE	= 717 SQ. FT.
TOTAL ADDITIONAL IMPERVIOUS	= 997 SQ. FT.
TOTAL NEW IMP.	= 7,323 SQ. FT.
EXISTING 44.5% IMP. COVERAGE	
PROPOSED NEW 51.5% IMP. COVERAGE	

SHADED AREA REPRESENTS NEW CONCRETE

SHADED AREA REPRESENTS NEW CONSTRUCTION

10.5' TREE PROTECTION ZONE
 NEW PIER & BEAM FOUNDATION
 W/ CANTILEVER TO AVOID PROTECTION ZONE

SHADED AREA REPRESENTS NEW CONCRETE

3906 MANCHACA ROAD

TBM: TRIANGLE CUT ON TOP OF CURB
 ASSUMED ELEVATION= 100.00'

DATE July 3, 2012

SCALE 1" = 20'

FB/PG 305/23

J.O.# 062012

LEGEND

● IRON ROD FOUND

NOTES:
 - PROVIDE TREE PROTECTION PLANKS.

SITE PLAN
 SCALE: 1" = 20.00'

CMN
McMinn
 Land Surveying Company
 4008 GREENMOUNTAIN LANE
 AUSTIN, TEXAS 78759
 (512) 343-1970
 FAX (512) 243-6439
 CMN

CITY OF AUSTIN
Board of Adjustment
Decision Sheet

DATE: Monday October 08, 2018

CASE NUMBER: C15-2018-0043

- _____ Brooke Bailey
- _____ William Burkhardt
- _____ Christopher Covo
- _____ Eric Golf
- _____ Melissa Hawthorne
- _____ Bryan King
- _____ Don Leighton-Burwell
- _____ Rahm McDaniel
- _____ Martha Gonzalez (Alternate)
- _____ Veronica Rivera
- _____ James Valdez
- _____ Michael Von Ohlen
- _____ Kelly Blume (Alternate)
- _____ Pim Mayo (Alternate)

OWNER/APPLICANT: Alecia Browner

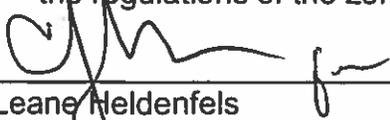
ADDRESS: 3906 MANCHACA RD

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum side yard setback from 5 feet (required) to 2.1 feet (requested) along the south property line in order to maintain a recently erected fabric and steel cantilevered shade structure for the parking-area of-an-office building in-a "LO-MU", Limited Office - Mixed Use zoning district.

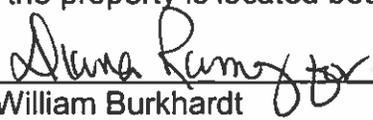
BOARD'S DECISION: October 8, 2018 POSTPONED TO November 8, 2018 (6:00PM)
BY STAFF (RE NOTICE NEEDED)

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman

O-3/7



NOTIFICATIONS

CASE#: C15-2018-0043
LOCATION: 3906 MANCHACA ROAD



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 333'



CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. **If more space is required, please complete Section 6 as needed.** All information is required (if applicable).

For Office Use Only

Case # _____	ROW # _____	Tax # _____
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Section 1: Applicant Statement

Street Address: 3906 Manchaca Road

Subdivision Legal Description:
ABS 676 SUR 19 RIDDLE C H ACR 0.3200

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We Alicia Browner on behalf of myself/ourselves as authorized agent for RTAB Holdings, LLC affirm that on Month Select _____, Day Select _____, Year Select _____, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

Erect Attach Complete Remodel Maintain Other: _____

Type of Structure: Fabric and steel cantilevered awning to cover parking

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Steel post supports of the parking awning are within the setback

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Setback is larger than the beginning of the parking area, so awning supports had to be in the setback.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

A series of small trees at the back of the property provide shade and privacy to us and our neighbors to the back. Copious numbers of birds inhabit the trees for Ligustrum berries; and were damaging the finish on employee’s parked cars and bikes. Employees were imposing on neighborhood street parking to avoid the birds. Large pecan root zone to the side of the parking precludes an awning pylon outside the setback.

b) The hardship is not general to the area in which the property is located because:

Most properties do not have parking next to a large number of Ligustrum trees. In fact, though our back yard has this, our front yard does not have this issue.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Awning is very attractive; made of green fabric that blends into the trees and provides a low visual impact. Awning allows us to keep the greenery buffer provided by the trees; thus it creates privacy, especially to the neighbor to the back.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Alicia Browner Digitally signed by Alicia Browner
DN: cn=Alicia Browner, o=ou
email=abrowner@preludedynamics.com, c=US
Date: 2018.08.13 23:29:33 -0800 Date: 8/14/2018

Applicant Name (typed or printed): Alicia Browner and Richard Tieken

Applicant Mailing Address: 3906 Manchaca Rd

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-476-5100

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: RTAB Holdings, Inc Date: 8/14/2018

Owner Name (typed or printed): Alicia Browner

Owner Mailing Address: 3906 Manchaca Rd

City: Austin State: TX Zip: 78704

Phone (will be public information): 512-476-5100

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

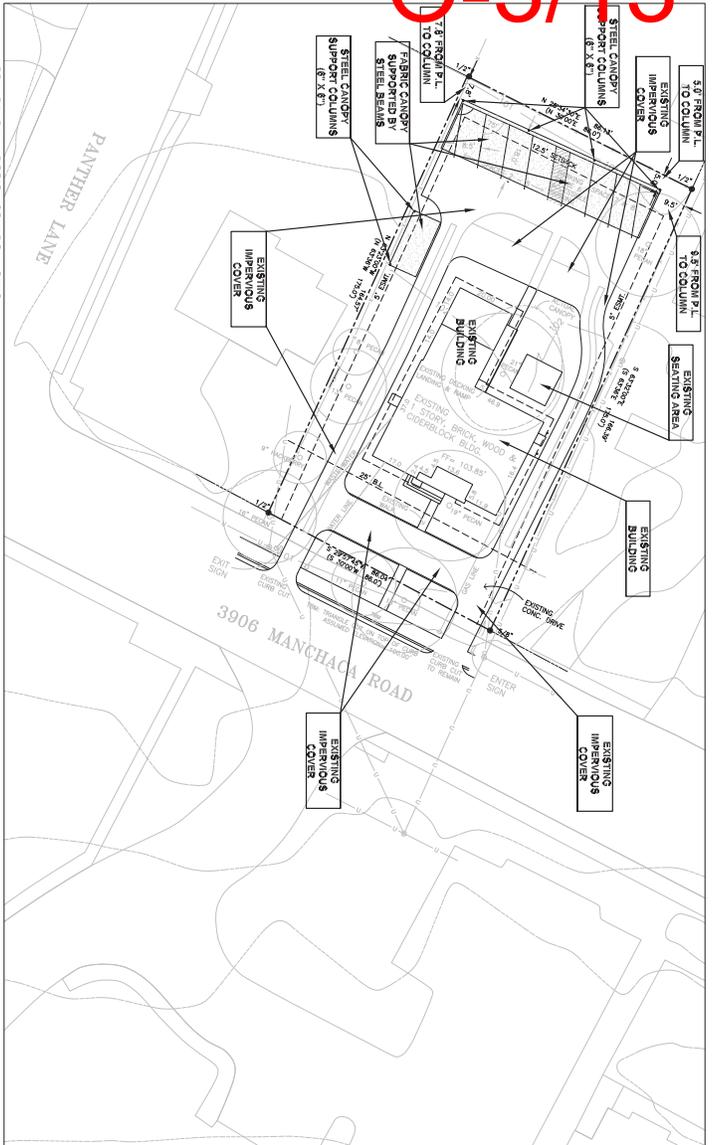
City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



APPENDIX B-1 - EROSION CONTROL NOTES

- The contractor shall provide a written erosion control plan (ECP) for the project. The ECP shall be approved by the City of Austin before construction begins. The ECP shall include, but not be limited to, the following:
 - Location and extent of all erosion control measures.
 - Timing of the implementation of erosion control measures.
 - Responsibility for the implementation of erosion control measures.
 - Monitoring and maintenance of erosion control measures.
 - Removal and disposal of erosion control measures.
- ... (Additional notes regarding erosion control measures and construction requirements) ...

PERMANENT VEGETATION STABILIZATION

- ... (Notes regarding permanent vegetation stabilization) ...
- ... (Notes regarding permanent vegetation stabilization) ...

LEGAL DESCRIPTION

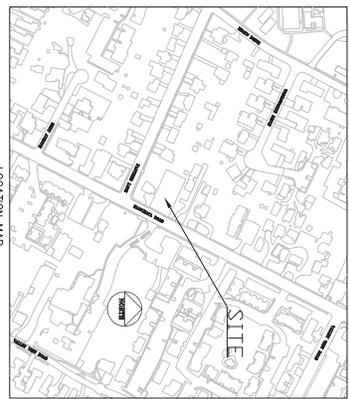
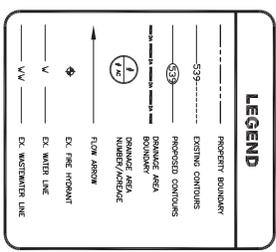
0.25% OF AN ACRES MORE OR LESS OF LAND AREA IN TRACT BEING THAT SAME TRACT OF LAND COMELED SHERLEY ET ALUS, TO BE SHERLEY HOLDINGS, LLC AS RECORDED IN DOCUMENT NO. 200908084, TEXAS, ORIGINAL RECORDS OFFICE OF TARRANT COUNTY, TEXAS.

PROPERTY OWNER:
 RYAN HOLDINGS, LLC
 3906 MANCHACA ROAD
 AUSTIN, TEXAS 78704
 (512) 476-5100

ENGINEER:
 MICHAEL A. BERBA, P.E.
 PROJECT ENGINEER
 RIVERA ENGINEERING
 10000 N. BRUNNEN
 AUSTIN, TEXAS 78703-0485
 (512) 689-5100 PHONE



- NOTE:**
- CONTRACTOR NOTES
 - ... (Additional notes regarding construction and site development) ...



DESCRIPTION	AMOUNT	PERCENTAGE
EXISTING BRUSH	2,183.3 SQ. FT.	0.050 ACRES
EXISTING GRASS	4,817.0 SQ. FT.	0.110 ACRES
EXISTING LANDSCAPE	1,752.5 SQ. FT.	0.040 ACRES
TOTAL	8,752.8 SQ. FT.	0.194 ACRES
TOTAL LOT	4,476.3 SQ. FT.	0.102 ACRES

NO.	BY	DATE	CORRECTION/REVISION

PRELUDE DYNAMICS, LLC.
 3906 MANCHACA ROAD
 AUSTIN, TEXAS 78704

SITE DEVELOPMENT EXEMPTION PLAN

PROJECT NAME: _____
 FILE NAME: _____
 DATE: APRIL 2018
 SCALE: AS NOTED

DESIGNED BY: STAFF
 DRAWN BY: STAFF
 CHECKED BY: STAFF
 REVISOR BY: MAR

RIVERA ENGINEERING
 10000 N. BRUNNEN
 AUSTIN, TEXAS 78703-0485
 (512) 689-5100

DATE: JANUARY 6, 2016

1 OF 1

INTRODUCTION

- Owner: Alicia Browner, Ph.D. (RTAB Holdings, LLC)
- Property type: **Owner occupied, small business**
 - **Zoned: LO-MU -- Used as LO ----- 2,300 sf**
- Address: 3906 Manchaca Rd., Austin, TX 78704
- Purpose: Seek a variance for a parking lot awning setback

OUR MISSION STATEMENT

Prelude Dynamics

Mission:

Speed the development of cures for human and animal health with clinical trial software that is efficient, powerful, customizable and affordable.

- Locally and privately owned by 30-yr residents of Austin.
- In business since 2004.
- 18 Austin employees in high-tech jobs.
- Bus. Model: "SaaS" software run in a big data center, computers serving FDA clinical trials.
- Not open to the public. No in/out traffic. No shipping. No nights or weekends.

SOFTWARE TO COLLECT DATA FOR CLINICAL TRIALS



Human Studies

- All Phases of Clinical Trials
- Registries

Companion Animal Studies

- POC Studies
- Field Studies
- Registries

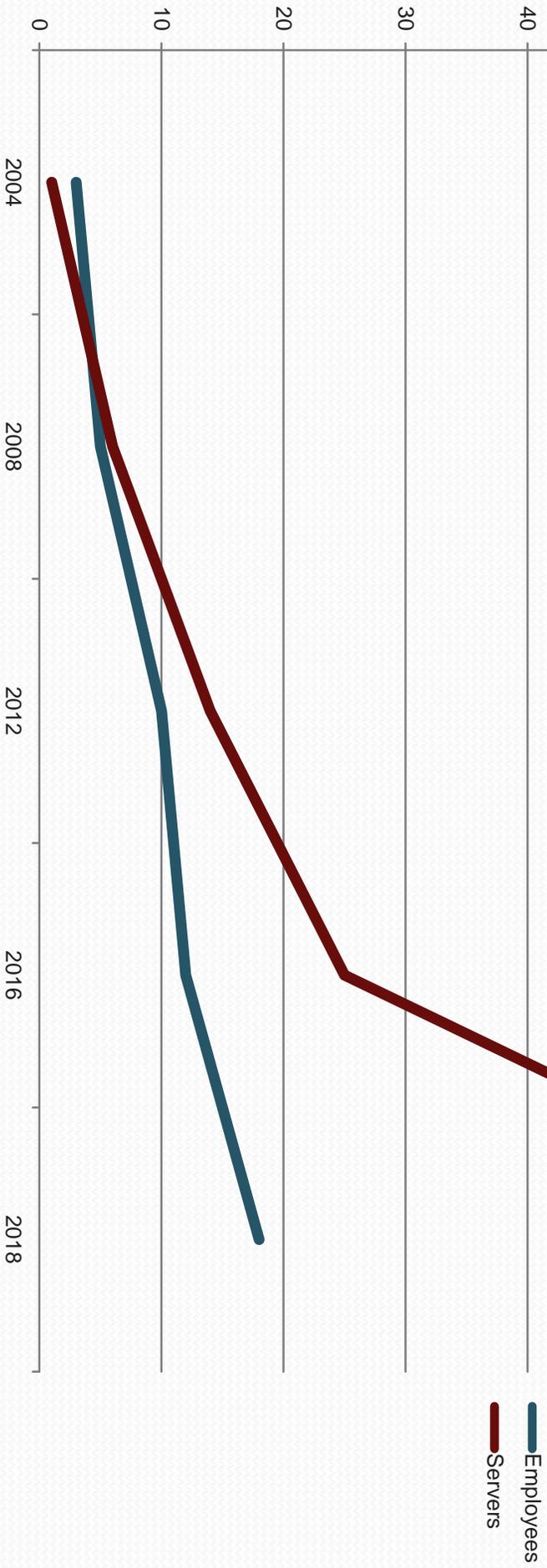
Production Animal Studies

- Animal-based
- Pen-based

BUSINESS TIMELINE



Prelude Formed 3 employees
Steady Growth: Need for more space!
Purchase & Remodel 10 employees
Occupied 2013
Added room 12 employees
2018 18 employees 70 servers



— Employees
— Servers

PROPERTY HISTORY: GOAL

- Create a property that would be aesthetically pleasing to all and an asset to the neighborhood
- We understand the importance of keeping the neighborhood nice and protecting neighbors
 - Richard: served many years on a MUD board
 - Alicia: served many years on HOA Board and Architectural Committee

O-3/19

SITE PLAN - NEIGHBORHOOD

Ann Richards
School For Girls



LOCATION MAP
N.T.S.
MAPSCO PAGE 674J - CITY GRID MG14
SUBMITTAL DATE: JANUARY 6, 2016

 Senior Activity Center

PRELUDE DYNAMICS, LLC.

MANCHACA ROAD
AUSTIN, TEXAS 78704

DEVELOPMENT EXEMPTION PLAN

NO.	BY

LEGAL DESCRIPTION:
0.129 OF AN ACRE, MORE OR LESS, OF LAND AREA IN THE C.H. RIDGLE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED IN A DEED DATED MAY 30, 2009, FROM JERAMETTE M. SHELLEY, ET ALIUS, TO JO SHELLEY HOLDINGS, LLC. AS RECORDED IN DOCUMENT NO. 2009096824, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PROPERTY OWNER:
RTAB HOLDINGS, LLC
PRELUDE DYNAMICS, LLC
3906 MANCHACA ROAD
AUSTIN, TEXAS 78704
(512) 476-5100

ENGINEER:
MICHAEL A. RIVERA, P.E.
RIVERA ENGINEERING
P.O. BOX 90485
AUSTIN, TEXAS 78709-0485
(512) 899-3310 PHONE

O-3/21

ORIGINAL PROPERTY



O-3/22

ORIGINAL PROPERTY



BEFORE AND AFTER

Property has improved the street,
the neighborhood and the city!



O-3/24

LO-MU



Received lots of compliments from neighbors

TIME LINE FOR 3906 MANCHACA

O-3/25

1948

Building constructed

1985-7

Upgrade sewer/electric/HVAC

Aug 2012

Acquired by RTAB, LLC

Oct 2012

Remodel #1 – up to code, Cert. of Occupancy

May 2013

Re-Zone LO-MU - granted

Nov 2014

Remodel #2 – add 230sf – permit, site plan exemption

Jan 2015

Remodel #3 – add another 230sf – permit, change use

Mar 2017

Awning installed – no permit known to be needed

Mar 2018

Code Violation – leading to BOA hearing – Oct 2018

HARDSHIP ON THE PROPERTY

- A series of trees at the back of the property provide shade and privacy to us and our neighbors to the back.
- Copious numbers of birds inhabit the trees for Ligustrum berries; and were damaging the finish on employee's parked cars and bikes.
- Employees were imposing on neighborhood street parking to avoid the birds.
- Large pecan root zone to the side of the parking precludes an awning pylon outside the setback

O-3/27



VEHICLE DAMAGE

GOALS

- Position a parking cover to avoid the large pecan root zone; reduce street impact; minimize its impact (nestled in the trees) and address parking on property.
- Choose green fabric that blends into the trees and provides a low visual impact.
- Keep the greenery buffer, providing privacy, especially to the neighbor to the back

We didn't realize an awning was considered a "structure" and required a permit or that the supports were subject to a setback. Shade Pro did not mention that we would need a permit.

SOLUTION: ADD AN AWNING TUCKED INTO TREES



FIREPROOF FABRIC

Green

Porous

Low Profile

Unobtrusive



VIOLATION REPORT



City of Austin
P.O. Box 1088, Austin, TX, 78767

AUSTIN CODE DEPARTMENT

NOTICE OF VIOLATION

Case Number: CV-2018-049361
Via Certified Mail # 7014 1120 0000 2198 0072

March 7, 2018
RTAB Holdings LLC
3905 Manonaca Road
Austin, Texas, 78704

RE: 3906 MANCHACA RD AUSTIN TX 78704
Locally known as 3906 MANCHACA RD AUSTIN TX 78704
Legally described as ABS 676 SUR 19 RIDDLE C H ACR 0.3200
Zoned as LO
Parcel Number 0404110112

Dear RTAB Holdings LLC:

The City of Austin Code Department investigated the property described above. Austin City Code violations were found that require your immediate attention. A description of the violation(s) and compliance timeframe(s) are provided in the attached violation report.

- After receipt of this Notice, and until compliance is attained, the Austin City Code prohibits the sale, lease, or transfer of this property unless:
- You provide the buyer, lessee, or other transferee a copy of this Notice of Violation, and
- You provide the name and address of the buyer, lessee, or other transferee to the Code Official.

For additional information, I can be reached at (512)974-9115 or David Downing@dautintexas.gov. Please reference case number CV-2018-049361. Hours of operation are: Monday – Friday, 7:30 a.m. - 4:00 p.m.

Para obtener más información, llame al (512)974-9115 o envíe un correo electrónico a David.Downing@dautintexas.gov. Por favor, consulte caso número CV-2018-049361. El horario de atención es: lunes a viernes, 7:30 a.m. - 4:00 p.m.

Sincerely,

David Downing, Austin Code Officer
City of Austin Code Department

VIOLATION REPORT

Date of Notice: March 7, 2018

Code Officer: David Downing
Case Number: CV-2018-049361

Property Address: 3906 MANCHACA RD AUSTIN TX 78704
Locally known as 3906 MANCHACA RD AUSTIN TX 78704
Zoned as LO

The items listed below are violations of the Austin City Code, and require your immediate attention. If the violations are not brought into compliance within the timeframes listed in this report, enforcement action may be taken. Timeframes start from the Date of Notice.

Violation Type: **LAMP Parking canopies**

Austin City Code Section: **Building Permit Requirement (325-11.32)**

Description of Violation: Parking canopies have been installed. These are not shown on the approved site plan from the approved plans for the development of the site.

Date Observed: 03/09/2018

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Submit the necessary application to Development Services for the approval and inspection of the parking canopy structures.

Austin City Code Section: **See Plans Required (325-5-1)**

"accessible" spaces

Description of Violation: The conditions at the site do not match the approved site plan. No accessible space (a5) is labeled and the accessible route has violations.

Date Observed: 03/09/2018

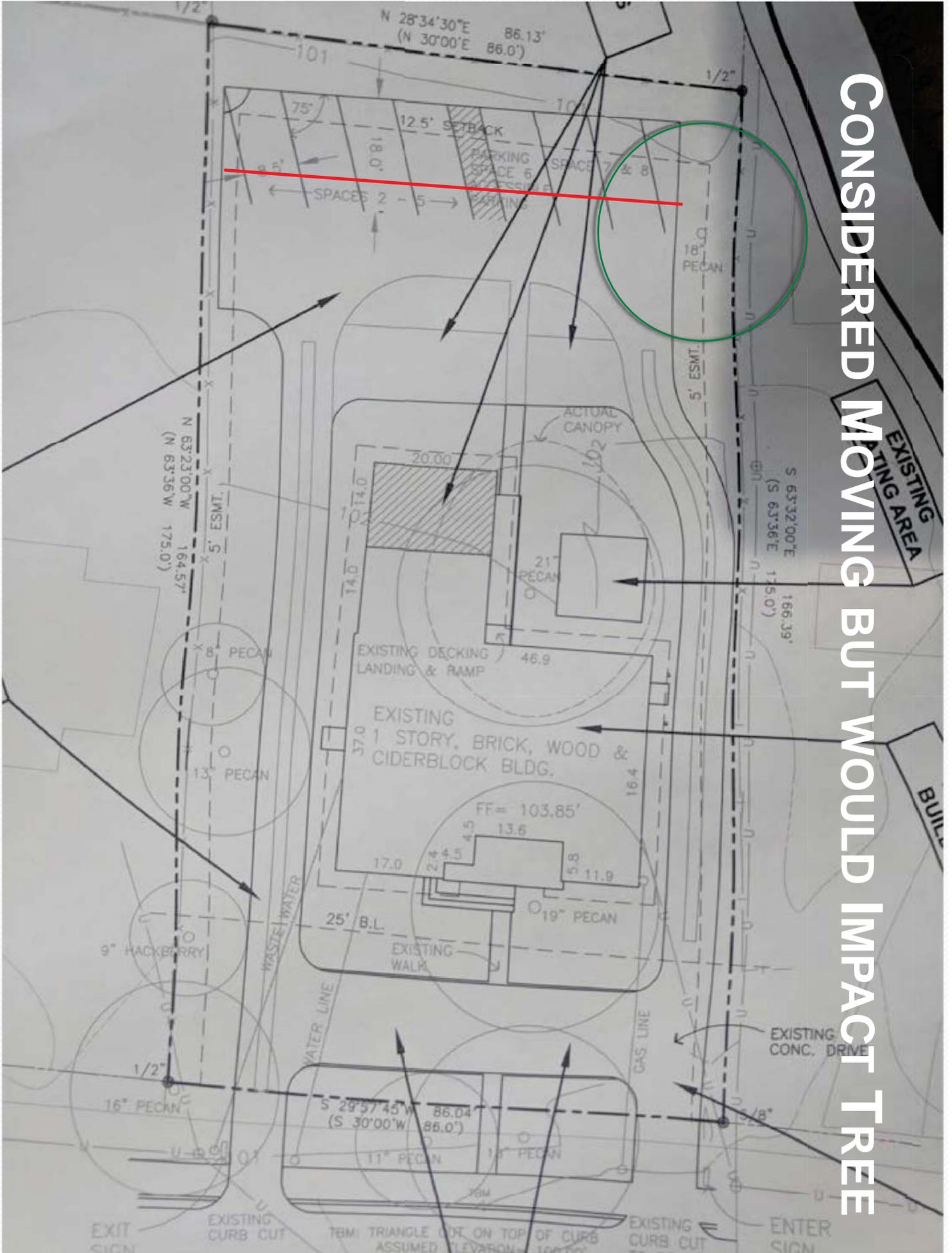
Timeframe to Comply: 30 Day(s)

Recommended Resolution: Complete the work at the site to match the approved site plan. Alternatively, apply for a site plan revision to Development Services to approve the conditions as they exist on the site.

Notes: Permit violations require the permit(s) to be issued and all required inspections to be completed to attain compliance. For questions concerning land use violations, please contact the Development Services Department at 512-978-4000. You can also visit <http://www.austintexas.gov/department/development-services> for more information.

David Downing

CONSIDERED MOVING BUT WOULD IMPACT TREE



SOLUTION: SUPPORT OF OUR NEIGHBORS

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 3904 Manchaca Rd

Signed:  Date: 05/29/18

TINA FLORES - AUNT

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 3904 B. Manuella

Signed:  Date: 5/22/2018

JP SHERMAN - BROTHER

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 3904 Manchaca Rd.

Signed:  Date: 5/22/18

Michael P. White

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 2006 Prather Lane 78704

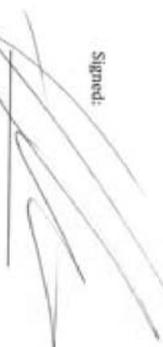
Signed:  Date: 5/11/18

Catherine Sanderson (owner)

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

My address is 2006 Prather Lane

Signed:  Date: May 17th 2018

A.T. Sanderson
owner

MICHAEL WHITE - BROTHER AND AUNT

NEIGHBOR SUPPORT

To City of Austin Officials:

I understand that 3906 Manchaca Rd. is requesting a variance to keep their parking awning at the back of the property, partially in the buffer zone. I have no objection to the awning remaining in its current location and configuration.

- Andrew Sanderson (resident and owner)
2006 Prather Lane (property to the back)
- Catherine Sanderson (resident and owner)
2006 Prather Lane (property to the back)
- Juan Flores (resident)
3904 Manchaca Rd #A (property to the north)
- JP Shepard (resident)
3904 Manchaca Rd #B (property to the north)
- Michael White (owner)
3904 Manchaca Rd (property to the north)
- Property to the south is a commercial property

OBTAINED ENGINEERING DRAWINGS

Paid ShadePro \$1077 for engineering drawings

ShadePro
 1067 FM 306 # 303
 New Braunfels TX 78130
 830-625-2154 Phone
 215-488-8707 Cell
 www.ShadePro.com

ShadePro
 Permanent Shade Structures
 830-625-2154
 www.ShadePro.com

Proposal
 Date: 13-Aug-18
 Quote good for 45 days.

Billing Address:
 Company: RTAB Holdings LLC
 Contact: Richard Treven
 Address: 3905 Manchaca Rd
 Austin, TX 78704
 City/State/Zip: 512-476-5100
 Phone: 512-425-5301
 Mobile Phone: rtreven@centralidynamics.com
 E-mail: rtreven@centralidynamics.com

Shipping Address:
 Company: RTAB Holdings LLC
 Contact: Richard Treven
 Address: 3905 Manchaca Rd
 Austin, TX 78704
 City/State/Zip: 512-476-5100
 Phone: 512-425-5301
 Mobile Phone: rtreven@centralidynamics.com
 E-mail: rtreven@centralidynamics.com

Qty	Size	Hgt	Structure Type	Style	Netting	PIC Color	Unit Price	Total
2			Stamped Engineer Drawing				\$ 995.00	

* Includes Delivery & Installation

Sub Total \$ 995.00
 Sales Tax \$ 82.09
 Total \$ 1,077.09
 Amount Due Now \$ 1,077.09
 Upon Completion

Method of Payment:
 Check Number
 Credit Card Number
 Name on Card: **RICHARD TREVEN** Security Code: [REDACTED]

When a check is provided as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. Privacy Act Statement required by 5 U.S.C. 552a(d)(3) as governed by the rules of the NACHA, if you wish to opt out of check conversion notify on this document and return with payment.

Accepted By: [Signature] Date: 16 Aug 2018
 Kyle Cocornise
 ShadePro Representative

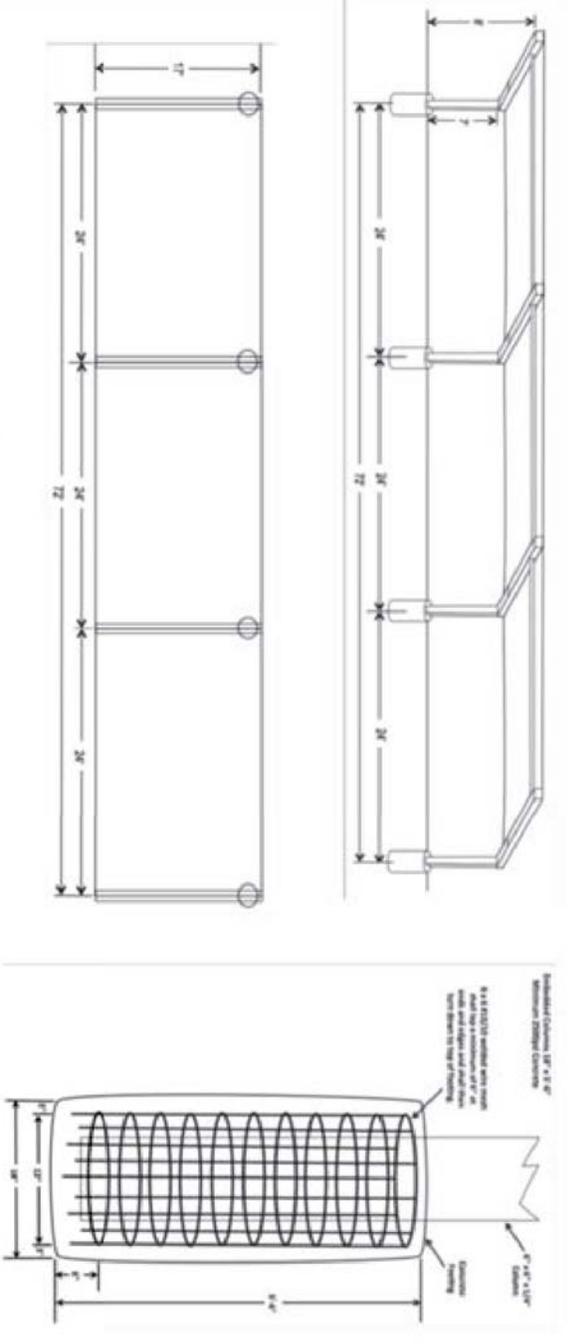
ShadePro
 Permanent Shade Structures

REV 9 10 2015 p 1 of 2

INSTALLED AWNING - ENGINEERING

4 posts
6x6

Single Post Cantilever 17' x 72' with a 7' x 8' Entry



All Measurements are Center to Center of Column

All phases of the work shall conform to standard methods of steel fabrication and construction as set forth by the 2015 International Building Code and the AISC Manual of Steel Construction. Concrete / Foundation work shall be in accordance with the ACI 318-14.

Structural steel shall be cold-formed structural quality steel, welded or seamless, complying with ASTM A-500, Grade B.

Columns 6" x 6" x 1/4" Tubing.

Beams 4" x 6" x 1/4" Tubing

Upper Support 2 7/8" Sch 40 Pipe

Columns & Beam Flange to Flange Plate Connection 10" x 24" x 1/2" Plate w/ Gussets (6) 3/4" Bolts, Nuts, Lock Washers & (12) Flat Washers

Columns Embedded 18" x 8" with min. 2500psi Concrete Reinforced with Wire Mesh per Detail

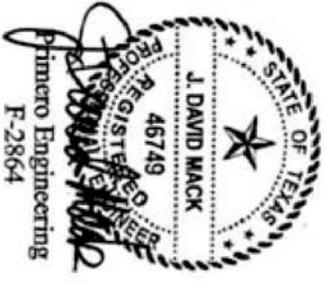
All field connections shall be bolted in accordance with ASTM Structural Specification for Bolted Connections. No welding shall be done in the field.

100% High-density polyethylene woven architectural fabric membrane canopy Commercial 95 by Gale Pacific. Treated to ASTM E-5400 meeting Class A requirements and NFPA 701-99 method Z. Sewn with Gore-Tex® thread.

Design Criteria:
 2015 International Building Code
 Roof Live Load 5psf
 Roof Dead Load 15psf
 Snow Load 5psf
 Wind Speed 120mph (3 sec. gust)
 Exposure B Occupancy Code II
 Importance Factor 1.00
 Wind Velocity Pressure 5psf
 Seismic Category A



ShadePro
 15879 HI 35 N
 Seena TX 78154
 Ph 210-651-1041
 Fax 210-651-1042
 Email: Information@ShadePro.com



Project:
 RTAB Holdings, LLC
 3906 Manchaca Rd
 Austin TX 78704



WARRANTY, WINDS AND PERMITS

ShadePro

1067 FM 306 #202

New Braunfels TX 78130

830-625-2154 Phone



Warranty

6. Manufacturer's Warranty.

Warranty will be validated upon final payment of the invoice. Failure to pay final balance due will result in the warranty being voided. Warranty covers Shade netting failure due to Ultraviolet deterioration, and faulty workmanship for a period of ten years. Not covered are rips and tears caused by means other than faulty workmanship. Shade netting is not warranted against contact with chemicals, caustic materials, open flames or any other heat source. ShadePro is not responsible for errors or damage in installation or modification by non ShadePro approved installers and the warranty will become void. The warranty will become void if installed on frames other than those manufactured by ShadePro. Steel frames and cables are covered for a period of twenty years against failure due to corrosion or faulty workmanship. ShadePro does not warranty against surface rust, however the frame is guaranteed not to fail due to corrosion or rust on the frame, fittings or cable. Powder coating is warranted for one year.

7. Adverse weather conditions and natural disasters.

Shade Structures are warranted not to fail in winds up to 90 miles per hour. The warranty does not cover natural disasters such as earthquakes, blizzards, shifts of terrain, or tornados in general vicinity. The installation warranty will be considered void if a ShadePro product is installed within the boundaries of a flood plane or failure due to saturated terrain or floods. If the structure is installed in an area exposed to hurricanes, remove shade netting and roof structure when a hurricane warning is issued. The fixed posts will normally withstand hurricane force winds if installed by a ShadePro trained installer.

8. Permits.

Quoted price does not include the cost of permits. It is the customer's responsibility to obtain and pay for all permits. Required drawings will be an additional expense.

OPTIONS

- Obtain a variance for the awning setback (our preference!)
- Demolish the awning and remove the trees along the property line that the birds occupy.

Thank you for your
consideration

From: [Heldenfels, Leane](#)
To: [Ramirez, Diana](#)
Subject: c15-2018-0043/3906 Manchaca Road amanda, advance packet - put after submittal pics, maps being sent in a seperate email
Date: Thursday, September 27, 2018 9:50:11 AM

Sent: Monday, September 24, 2018 3:44 PM
To: Heldenfels, Leane
Cc: [REDACTED]
Subject: Re: 3906 Manchaca Road Board of Adjustment

Hi Leane,

Facing the property, the southside (left) line is a combination of chain link and wood pickets. That adjacent side is a commercial property. The chain link on that side is 4ft and extends from the street back for about 1/3 of the line. It is original to the property from the 50's-60's.

Near the where that properties backyard would begin, newer wood fence with vertical pickets continue to the back of their property. Those pickets appear to have been made from trimmed 1x6x6 treated lumber. The net height is 5.5ft and was installed by the property owner next door for their dog training business. Its not our fence. That property owner removed the older chain link, which was falling down in places, to install that wood fence.

The small awning on that side has Class A fire retardant fabric that is several feet above; and not overhanging the wood fence.

Other fences:

- the westside (back of the property) line is all original legacy chain link. Its 3.5ft. tall, and covered in green plant material, vines etc, naturally screening the backyard of the SF residence behind from view. Its quite opaque.

- the northside (right) line is wood 1x6's, mounted horizontally connecting original posts. Its my repair of old wood pickets that were falling down, and dates to when the property was bought. That property is a Duplex.

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov/department/development-services

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2018-0043, 3906 Manchaca Road
Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov
Public Hearing: Board of Adjustment, Monday October 8, 2018

Engelbertus **KRAMER**
Your Name (please print)

2100 Wardsworth Drive Aust. **78704**
Your address(es) affected by this application

 **9/30/18**
Signature Date

Daytime Telephone: **512-795-1297**

Comments: **I agree with the requested variance of Petric 25-2-492**

I am in favor
 I object

Comments must be returned not later than 10am the day of the hearing to have them seen by the Board at this hearing, return via:

Mail: City of Austin-Development Services Department/ 1st Floor
Leane Heldenfels
P. O. Box 1088
Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wednesday prior to the hearing for the Board to see them at this hearing)

Fax: (512) 974-6305
Email: leane.heldenfels@austintexas.gov